



## 4 BEATTIES TERRACE, PORTRUSH



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	41
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £225,000**

# 4 BEATTIES TERRACE, PORTRUSH

Tucked away in a little known terrace of traditional cottages just off Causeway Street, this delightful end terrace property offers the perfect blend of convenience and coastal living. Located just across the road from the stunning East Strand beach and a short walk from the vibrant heart of Portrush, the cottage boasts a spacious dining kitchen, a cosy lounge with an open fire, a utility room, and upstairs, three bedrooms plus the family bathroom. To the front of the property, a small patio area provides an ideal space for barbecues. This charming home is perfect for first time buyers or those seeking a holiday home in one of the North Coast's most popular towns.

## FEATURES

- Oil fired central heating.
- Double glazing in wooden frames.
- Communal off street parking.
- Walking distance to the East Strand beach & town centre.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £808.83

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Tiled floor; part wood panelled walls; under stairs storage.

## LOUNGE

4.86 m x 3.07 m (15'11" x 10'1")

Cast iron fireplace set on a tiled hearth, laminate wood floor.

## DINING KITCHEN

4.89 m x 3.12 m (16'1" x 10'3")

Range of fitted units; laminate work surfaces; stainless steel sink; space for cooker with extractor unit over; space for fridge freezer; tiled floor.

## UTILITY ROOM

3.64 m x 1.82 m (11'11" x 6'0")

Plumbed for washing machine; space for dryer; laminate work surface; boiler; laminate wood floor; door to the rear.

## FIRST FLOOR

### BEDROOM 1

3.11 m x 3.12 m (10'2" x 10'3")

Double bedroom to the rear; laminate wood floor.

### BEDROOM 2

2.41 m x 3.15 m (7'11" x 10'4")

Double to the front; laminate wood floor.

### BEDROOM 3

2.40 m x 3.12 m (7'10" x 10'3")

Double bedroom to the rear; shelved hot press; laminate wood floor.

## BATHROOM

1.67 m x 4.88 m (5'6" x 16'0")

Large panelled shower cubicle with electric shower; toilet; large vanity unit with wash hand basin; chrome towel radiator; part tiled walls; vinyl floor.

## EXTERIOR

### OUTSIDE FEATURES

- Enclosed patio area to the front.
- Communal off street parking.



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